046.A	0004	0110.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	761,000	/	761,000
USE VALUE:	761,000	/	761,000
ASSESSED:	761,000	/	761,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110	-112	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 110

Owner 1:	TRAURIG JEREMY A &
Owner 2:	LEARY CAROLINE B
Owner 3:	
Street 1:	110 FRANKLIN STREET UNIT 110
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MELOY FREDERICK F JR & -
Owner 2:	MELOY KATHLEEN ANNE -
Street 1:	110 FRANKLIN STREET UNIT 110
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Aluminum Exterior and 3302 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	758,000	3,000		761,000
Total Card	0.000	758,000	3,000		761,000
Total Parcel	0.000	758,000	3,000		761,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 230.47 | /Parcel: 230.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 290414
GIS Ref
GIS Ref
Insp Date 07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 046.A-0004-0110.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	746,500	3000	.		749,500	749,500	Year End Roll	12/18/2019
2019	102	FV	642,200	3000	.		645,200	645,200	Year End Roll	1/3/2019
2018	102	FV	568,300	3000	.		571,300	571,300	Year End Roll	12/20/2017
2017	102	FV	518,400	3000	.		521,400	521,400	Year End Roll	1/3/2017
2016	102	FV	518,400	3000	.		521,400	521,400	Year End	1/4/2016
2015	102	FV	479,300	3000	.		482,300	482,300	Year End Roll	12/11/2014
2014	102	FV	457,500	3000	.		460,500	460,500	Year End Roll	12/16/2013
2013	102	FV	457,500	3000	.		460,500	460,500		12/13/2012

!15534!

PRINT

Date	Time
12/11/20	05:14:36

LAST REV

Date	Time
07/12/18	08:33:00
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15534

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MELOY FREDERICK	66312-40		10/30/2015		515,000	No	No		
MELOY F F JR &	50146-400		9/26/2007	Family	1	No	No		

USER DEFINED

Prior Id # 1:	32743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2017	686	New Wind	9,460	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
4/1/2016	SQ Returned	MM	Mary M
2/5/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7915													G9			

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	0.96798909
Const Adj.:	1.00989902
Adj $ / SQ:	288.384
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	0.80000001
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	849794
Depreciation:	91778
Depreciated Total:	758016

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	230.71
Special Features:	0	Val/Su Net:	229.56
Final Total:	758000	Val/Su SzAd	229.56

SKETCH

UnSketched SubAreas:
GLA: 3302,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,302	288.380	952,242

Net Sketched Area:	3,302		Total:	952,242	
Size Ad	3302	Gross Are	3302	FinArea	3302

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.A-0004-0110.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X18	A	AV	1915	30.43	T	40	102			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:	Total: 3,000